

| Accrual | 12 Month Total | December 2025 | November 2025 | October 2025 | September 2025 | August 2025 | July 2025 | June 2025 | May 2025 | April 2025 | March 2025 | February 2025 | January 2025 |
|--|--------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| REVENUES | | | | | | | | | | | | | |
| Base Rent | 120,393.50 | 9,615.00 | 9,838.00 | 9,422.00 | 9,740.50 | 9,422.00 | 9,422.00 | 10,157.00 | 10,892.00 | 10,892.00 | 10,679.00 | 10,157.00 | 10,157.00 |
| Vending Income | 1,632.01 | 200.75 | 0.00 | 217.00 | 0.00 | 141.26 | 127.00 | 138.75 | 82.50 | 240.00 | 53.25 | 329.00 | 102.50 |
| Miscellaneous Income | 140.00 | 20.00 | 20.00 | 20.00 | 20.00 | 10.00 | 10.00 | 20.00 | 10.00 | 10.00 | 0.00 | 0.00 | 0.00 |
| Renters Insurance Income | 150.50 | 21.50 | 21.50 | 21.50 | 21.50 | 10.75 | 10.75 | 21.50 | 10.75 | 10.75 | 0.00 | 0.00 | 0.00 |
| | 122,316.01 | 9,857.25 | 9,879.50 | 9,680.50 | 9,782.00 | 9,584.01 | 9,569.75 | 10,337.25 | 10,995.25 | 11,152.75 | 10,732.25 | 10,486.00 | 10,259.50 |
| ADJUSTMENTS TO REVENUES | | | | | | | | | | | | | |
| Total Adjustments to Revenues | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL REVENUES | 122,316.01 | 9,857.25 | 9,879.50 | 9,680.50 | 9,782.00 | 9,584.01 | 9,569.75 | 10,337.25 | 10,995.25 | 11,152.75 | 10,732.25 | 10,486.00 | 10,259.50 |
| OPERATING EXPENSES | | | | | | | | | | | | | |
| Repairs, Maintenance, Onsite Payroll | | | | | | | | | | | | | |
| Janitorial | 7,435.26 | 2,814.67 | 723.51 | 772.65 | 723.51 | 723.51 | 723.51 | 49.14 | 49.14 | 224.99 | 197.82 | 197.82 | 234.99 |
| Repairs & Maintenance | 2,823.20 | 648.87 | 4.69 | 443.44 | 32.50 | 52.97 | 16.25 | 54.70 | 113.75 | 48.75 | 634.67 | 133.72 | 638.89 |
| Trees & Grounds Maint | 6,430.25 | 292.50 | 666.25 | 1,251.25 | 499.79 | 749.74 | 453.24 | 549.94 | 610.02 | 382.52 | 438.75 | 292.50 | 243.75 |
| Snow Removal | 1,101.90 | 295.65 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 72.75 | 65.00 | 292.00 | 376.50 |
| R&M - Apt & Suites | 2,863.09 | 792.77 | 0.00 | 557.75 | 204.83 | 48.75 | 204.00 | 260.00 | 289.60 | 211.25 | 181.28 | 112.86 | 0.00 |
| R&M - HVAC | 3,188.12 | 552.25 | 348.75 | 195.00 | 211.25 | 243.75 | 97.50 | 390.00 | 130.00 | 97.50 | 130.00 | 260.00 | 532.12 |
| R&M - Pest Control/Exterm | 15.57 | 0.00 | 0.00 | 15.57 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Fire Safety, Alarms, Insp | 211.46 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 48.75 | 97.71 | 0.00 | 0.00 | 65.00 |
| Turnover Expenses | 1,393.75 | 65.00 | 0.00 | 162.50 | 0.00 | 0.00 | 45.00 | 0.00 | 0.00 | 0.00 | 0.00 | 585.00 | 536.25 |
| Total Repairs, Maint, Onsite Payroll | 25,462.60 | 5,461.71 | 1,743.20 | 3,398.16 | 1,671.88 | 1,818.72 | 1,539.50 | 1,303.78 | 1,241.26 | 1,135.47 | 1,647.52 | 1,873.90 | 2,627.50 |
| Utility Expense | | | | | | | | | | | | | |
| Electric - common/house | 600.14 | 98.89 | 0.00 | 75.68 | 57.45 | 44.43 | 48.14 | 47.33 | 61.87 | 0.00 | 81.64 | 0.00 | 84.71 |
| Gas - Common/House | 5,414.47 | 726.64 | 400.85 | 196.38 | 175.64 | 130.00 | 158.17 | 291.37 | 379.89 | 614.46 | 795.72 | 762.39 | 782.96 |
| Water/Sewer -common/house | 6,409.77 | 520.93 | 408.79 | 464.32 | 686.44 | 655.59 | 717.29 | 667.93 | 606.23 | 439.64 | 421.13 | 404.57 | 416.91 |
| Garbage | 1,570.53 | 122.47 | 122.47 | 122.47 | 133.09 | 122.47 | 292.73 | 0.00 | 149.02 | 122.47 | 138.40 | 122.47 | 122.47 |
| Utilities - Vacancies | 422.83 | 61.45 | 110.19 | 48.08 | 27.10 | 33.37 | 54.32 | 39.59 | 0.00 | 0.00 | 8.82 | 38.38 | 1.53 |
| Total Utility Expense | 14,417.74 | 1,530.38 | 1,042.30 | 906.93 | 1,079.72 | 985.86 | 1,270.65 | 1,046.22 | 1,197.01 | 1,176.57 | 1,445.71 | 1,327.81 | 1,408.58 |
| Real Estate Taxes & Insurance | | | | | | | | | | | | | |
| Real Estate Taxes | 18,357.22 | 977.22 | 1,580.00 | 1,580.00 | 1,580.00 | 1,580.00 | 1,580.00 | 1,580.00 | 1,580.00 | 1,580.00 | 1,580.00 | 1,580.00 | 1,580.00 |
| BID Special Assessment | 1,036.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,036.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Stormwater Drainage Fees | 62.73 | 62.73 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Insurance - Property | 15,078.00 | 1,256.50 | 1,256.50 | 1,256.50 | 1,256.50 | 1,256.50 | 1,256.50 | 1,256.50 | 1,256.50 | 1,256.50 | 1,256.50 | 1,256.50 | 1,256.50 |
| Total Real Estate Taxes & Insurance | 34,533.95 | 2,296.45 | 2,836.50 | 2,836.50 | 2,836.50 | 3,872.50 | 2,836.50 | 2,836.50 | 2,836.50 | 2,836.50 | 2,836.50 | 2,836.50 | 2,836.50 |
| Other Expenses | | | | | | | | | | | | | |
| Management Expense | 8,230.44 | 641.12 | 760.27 | 658.16 | 614.38 | 651.97 | 661.32 | 561.67 | 817.77 | 828.72 | 580.04 | 723.75 | 731.27 |
| Advertising | 18.67 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 18.67 | 0.00 |
| Bank Charges | (37.00) | (35.00) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | (2.00) |
| Dues, Condo Fee, License | 108.10 | 0.00 | 80.00 | 28.10 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Renters Insurance Expense | 179.16 | 179.16 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Bad Debt Expense | 1,266.00 | 1,266.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Tenant Billing Expense | 1,827.79 | 212.40 | 0.00 | 0.00 | 0.00 | 536.25 | 0.00 | 0.00 | 0.00 | 71.90 | 0.00 | 1,007.24 | 0.00 |
| Less Tenant Billing Income | (811.50) | (265.50) | 0.00 | 0.00 | 0.00 | 0.00 | (115.00) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | (431.00) |
| Total Other Expenses | 10,781.66 | 1,998.18 | 840.27 | 686.26 | 614.38 | 1,188.22 | 546.32 | 561.67 | 817.77 | 900.62 | 580.04 | 1,749.66 | 298.27 |
| TOTAL OPERATING EXPENSES | 85,195.95 | 11,286.72 | 6,462.27 | 7,827.85 | 6,202.48 | 7,865.30 | 6,192.97 | 5,748.17 | 6,092.54 | 6,049.16 | 6,509.77 | 7,787.87 | 7,170.85 |
| NET OPERATING INCOME | 37,120.06 | (1,429.47) | 3,417.23 | 1,852.65 | 3,579.52 | 1,718.71 | 3,376.78 | 4,589.08 | 4,902.71 | 5,103.59 | 4,222.48 | 2,698.13 | 3,088.65 |
| NON OPERATING INCOME & EXPENSE | | | | | | | | | | | | | |
| Asset Replacements | (1,884.21) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | (1,884.21) |
| Asset Rep - Grounds | (4,641.00) | 0.00 | 0.00 | 0.00 | (4,641.00) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Asset Rep - Flooring | (4,797.29) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | (4,797.29) |
| Interest Expense - Rental | (12,873.90) | (1,006.81) | (1,079.43) | (1,082.52) | (1,050.67) | (1,088.77) | (1,091.84) | (1,094.90) | (1,062.63) | (1,065.66) | (1,104.22) | (1,035.99) | (1,110.46) |
| Depreciation | (18,514.26) | (1,519.26) | (1,545.00) | (1,545.00) | (1,545.00) | (1,545.00) | (1,545.00) | (1,545.00) | (1,545.00) | (1,545.00) | (1,545.00) | (1,545.00) | (1,545.00) |
| TOTAL NON OPERATING INC & EXP | (42,710.66) | (2,526.07) | (2,624.43) | (2,627.52) | (7,236.67) | (2,633.77) | (2,636.84) | (2,639.90) | (2,607.63) | (2,610.66) | (2,649.22) | (2,580.99) | (9,336.96) |

HARNEY - BRIARWOOD APTS
Trailing Income Statement
December 31, 2025

| Accrual | 12 Month Total | December 2025 | November 2025 | October 2025 | September 2025 | August 2025 | July 2025 | June 2025 | May 2025 | April 2025 | March 2025 | February 2025 | January 2025 |
|-------------------|-------------------|------------------|------------------|-----------------|-------------------|----------------|--------------|--------------|-------------|---------------|---------------|------------------|-----------------|
| NET INCOME (LOSS) | (5,590.60) | (3,955.54) | 792.80 | (774.87) | (3,657.15) | (915.06) | 739.94 | 1,949.18 | 2,295.08 | 2,492.93 | 1,573.26 | 117.14 | (6,248.31) |